



1010 W Oak Ridge Rd. Orlando, FL 32809

Early Education  
Investment Opportunity  
Offering Memorandum



**MATTHEWS™**

# EXCLUSIVELY LISTED BY



**Daniel Gonzalez**

FVP & Associate Director

**Direct: (305) 395-6972**

**Cell: (561) 767-5582**

[daniel.gonzalez@matthews.com](mailto:daniel.gonzalez@matthews.com)

License No. SL3463209 (FL)



**Levi Veleanu**

Associate

**Direct (813) 379-2964**

**Cell: (954) 618-8740**

[levi.veleanu@matthews.com](mailto:levi.veleanu@matthews.com)

License No. SL3613444 (FL)



**Harrison Groom**

Sales Analyst

**(813) 323-9387**

[harrison.groom@matthews.com](mailto:harrison.groom@matthews.com)

License No. SL3619917 (FL)

**Kyle Matthews**

Broker of Record

**Broker Lic. No.: BK3554632 (FL)**

**Firm Lic. No.: CQ1066435 (FL)**

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# PROPERTY OVERVIEW

**Green Day Early Learning Center**  
1010 W Oak Ridge Rd. Orlando, FL 32809



# INVESTMENT HIGHLIGHTS

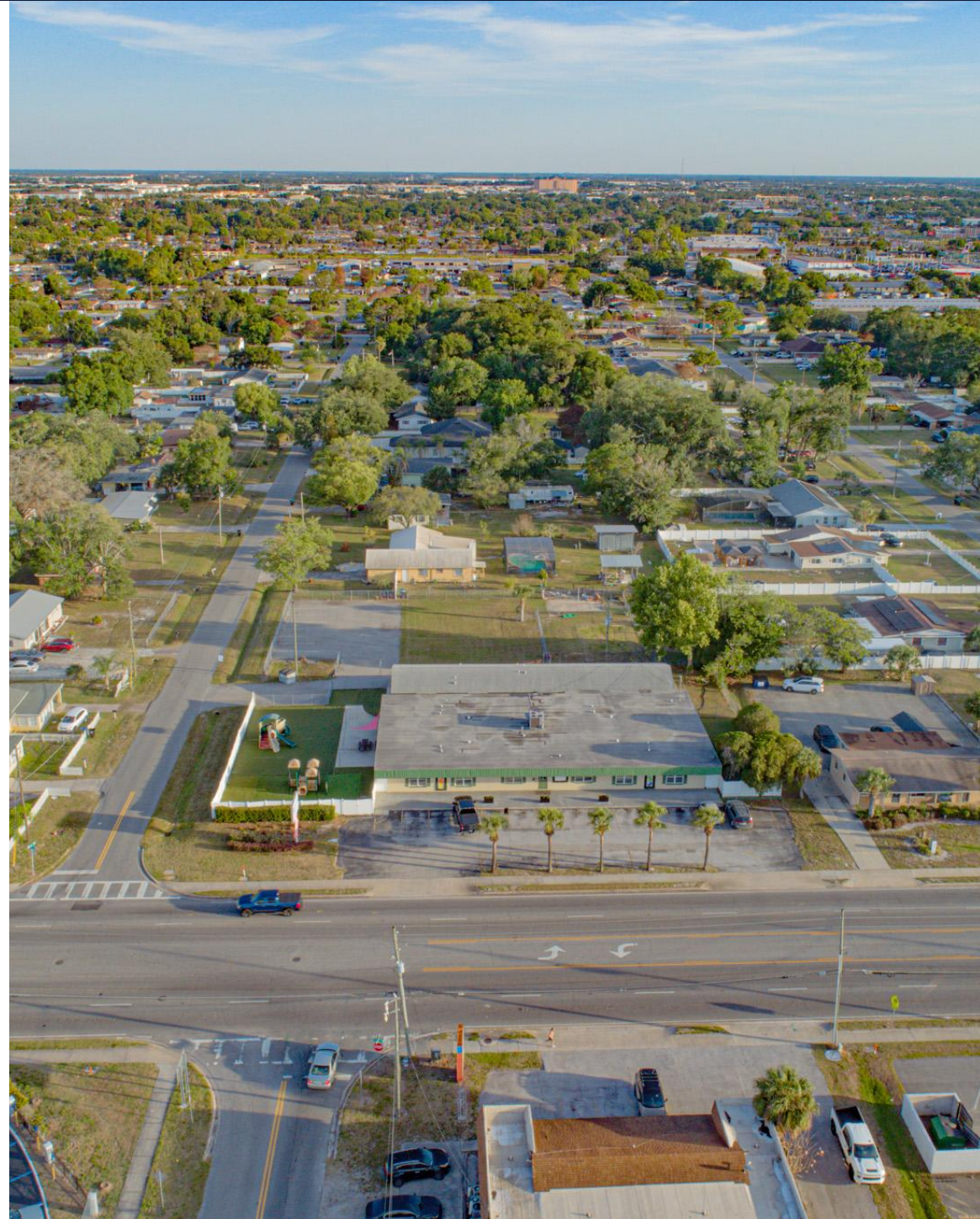
**±8,780**  
Total SF

**±1.22 AC**  
Lot Size

**1974/2013**  
Year Built / Renovated

## Property Highlights

- **Business and Real Estate Offering**
  - Opportunity includes both the business operations as well as the fee-simple interest in the underlying real estate asset
  - Reach out to Broker for historical financials and enrollment information
- **Renovated, Purpose-Built Facility**
  - Property was fully renovated in 2013, featuring a new roof, flooring, and HVAC
- **Operational Value-Add**
  - Strong opportunity to drive enrollment and profitability through fresh branding, marketing, and participation in new government programs such as Florida's School Choice program





**+** **Select Specialty Hospital - Orlando South**  
±64 Beds

**🏠** **Cornerstone Charter Academy**  
±2,100 Units



**🎓** **Walker Middle School**  
±897 Students

**🏠** **Cypress Landing Apartments**  
±246 Units

**🎓** **Lancaster Elementary School**  
±574 Students

**🌲** **Padgett Park**  
±0.5 Miles Away



**🏠** **Weatherly Yacht Club Condo**  
Condominium Complex

**🎓** **Oak Ridge High School**  
±2,350 Students

W Oak Ridge Rd ±26,000 VPD

**📍** **Subject Property**



Chipola Circle



W Oak Ridge Rd ± 25,000 VPD



# BRIGHT EXTERIOR PRESENCE WITH STRONG COMMUNITY APPEAL



# ENGAGING SPACES DESIGNED FOR EARLY CHILDHOOD DEVELOPMENT



# FINANCIAL OVERVIEW

**Green Day Early Learning Center**  
1010 W Oak Ridge Rd Orlando, FL 32809



# FINANCIAL SUMMARY

**\$2,100,000**

List Price

**±8,780**

Total SF

**1974 / 2013**

Year Built / Renovated

**±1.22 AC**

Lot Size

## Property Details

Tenant Name	Green Day Early Learning Center at W Oak Ridge
Address	1010 W Oak Ridge Rd
City	Orlando
State	FL
Zip	32809
Year Built / Renovated	1974 / 2013
Total SF	±8,780
Lot Size	±1.22 AC
2025 Gross Revenue	\$716,575
2026 YTD Gross Revenue	\$151,604
Current Enrollment	56
Licensed Capacity	160



# MARKET OVERVIEW

**Green Day Early Learning Center**  
1010 W Oak Ridge Rd Orlando, FL 32809



# ORLANDO, FL

**#11 Best City in America**  
*- Resonance Consultancy 2025*

**334,854**  
 Total Population

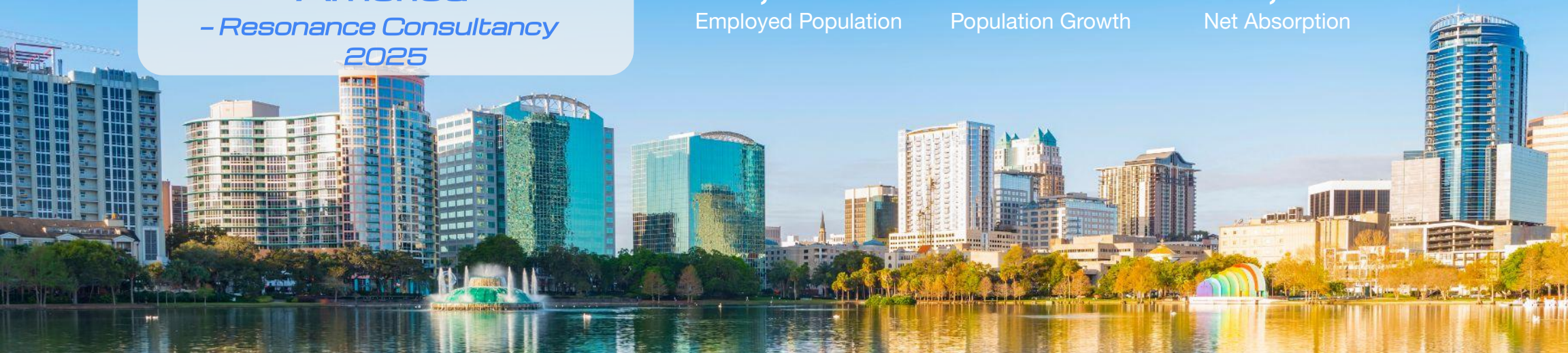
**3.7%**  
 Retail Vacancy Rate

**165B**  
 Annual Consumer Spending

**169,869**  
 Employed Population

**2.3%**  
 Population Growth

**433,000 SF**  
 Net Absorption



## Local Market Overview

Orlando is a central economic engine for the state of Florida and serves as a major residential, business, and lifestyle hub for Orange County and the broader Central Florida region. The city supports a highly diversified economy anchored by tourism, healthcare, education, technology, aerospace, and professional services. Orlando International Airport—one of the busiest in the U.S.—along with robust highway and rail infrastructure, provides the connectivity needed to support both global visitation and sustained business growth.

The local economy benefits from rapid population growth, favorable migration trends, and continued relocation from high-cost markets across the Northeast, West Coast, and major metropolitan areas. Orlando attracts a young and educated workforce, bolstered by nearby universities, research institutions, and a growing base of knowledge-based employers. The presence of multiple Fortune 500 firms, healthcare networks, and expanding tech operations reinforces long-term demand for residential, office, and mixed-use real estate, particularly in transit-accessible and urban infill locations. Additionally, The Florida Mall—one of Central Florida’s premier retail and entertainment destinations—is located just 10 minutes from the property and features more than 250 stores and restaurants, many of which are exclusive to the region, further enhancing the area’s consumer appeal and amenity base.

## Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,777	75,130	172,453
Current Year Estimate	4,670	70,249	153,695
2020 Census	4,423	59,514	112,549
Growth Current Year-Five-Year	2.29%	6.95%	12.20%
Growth 2020-Current Year	5.58%	18.04%	36.56%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,666	30,972	68,850
Current Year Estimate	1,567	28,157	59,878
2020 Census	1,558	23,281	43,389
Growth Current Year-Five-Year	6.29%	10.00%	14.98%
Growth 2020-Current Year	0.61%	20.94%	38.00%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$55,674	\$62,500	\$81,317

# ORLANDO, FL

## Economic Drivers

Orlando's economy is shaped by its role as a major inland tourism and business destination, driven by world-renowned theme parks, convention centers, and a robust entertainment sector. The presence of major attractions—including Walt Disney World, Universal Orlando, and SeaWorld—supports a year-round hospitality industry that fuels demand for hotels, dining, recreation, and related services. These tourism-based activities serve both international visitors and domestic travelers, generating stable employment across the service and retail sectors.

Beyond leisure and tourism, Orlando is a critical center for healthcare, education, and professional services in Central Florida. The city is home to leading medical institutions, universities, legal and financial firms, and a growing tech and aerospace presence. These industries are concentrated in areas like downtown Orlando, the Medical City at Lake Nona, and Research Park near UCF, driving weekday activity and supporting retail, dining, and lodging needs. Orlando's public spaces, sports venues, and performing arts centers also host events and corporate programming throughout the year, further extending its economic reach beyond seasonal travel cycles.



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## Kyle Matthews | Broker of Record | Broker Lic. No.: BK3554632 (FL) | Firm Lic. No.: CQ1066435 (FL)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1010 W Oak Ridge Rd, Orlando, FL, 32809 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.